

BK3314 PG 272

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72-38

ANTHONY POULIN

of Winslow, Kennebec County, Maine  
~~xxxxxxx~~, for consideration paid, grant to FIRSTMARK CONSTRUCTION, INC., a corporation organized by law and having a place of business at Waterville, ~~xx~~ Maine, whose mailing address is Box ~~xxxxx~~ 711, Waterville, Maine with Warranty Covenants  
the land in Waterville, TRANSFER  
TAX  
PAID Kennebec County, State of Maine.  
003888

A certain lot or parcel of land situate in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Beginning at an iron pin set on the westerly line of Stone Ridge Drive at the common corner of Lots 2 and 3 as shown on a plan entitled "Final Subdivision Plan of Stone Ridge - Waterville, Maine", by K & K Land Surveyors, Inc., dated July, 1986; thence N 24°50' 57" E along the said westerly line of Stone Ridge Drive a distance of 136.99 feet to an iron pin set on said westerly line; thence in a general northwesterly direction along an arc convex to west a curved distance of 39.27 feet to an iron pin set on the southwesterly side of the cul-de-sac of said roadway, said arc has a radius of 25 feet and a central angle of 90°00'00"; thence in a general northwesterly direction along the southwesterly side of said cul-de-sac following along an arc convex to northeast a curved distance of 113.43 feet to an iron pin set on the westerly side of said cul-de-sac at the common corner of Lots 3 and 4 of said plan, said arc has a radius of 75 feet and a central angle of 86°39'12"; thence N 32°35'43" W along the common side line of Lots 3 and 4 a distance of 130.49 feet to an iron pin set at the common rear corner of said Lots 3 and 4; thence S 31°50'58" W along the easterly line of land now or formerly of Donald Toulouse a distance of 275 feet to an iron pin set on said easterly line at the common rear corner of Lots 2 and 3 of said plan; thence S 58°09'02" E along the common side line of lots 2 and 3 a distance of 245.20 feet to the iron pin at the point of beginning.

The above described parcel of land contains 1.12 acres and is designated as Lot No. 3 on "Final Subdivision Plan of Stone Ridge - Waterville, Maine" by K & K Land Surveyors, Inc. dated July, 1986 and recorded in Kennebec Registry of Deeds File #E-87010.

Being part of the premises conveyed to the herein grantor by deed from Robert A. Rosenthal dated September 24, 1986 and recorded in Kennebec Registry of Deeds Book 3031, Page 300.

This conveyance is made subject to the following restrictions, numbered 1 through 10, inclusive, which are to run with the land:

1. That no house for more than one family shall be built upon said lot and that no dwelling house consisting of less than 2,000 square feet of living area shall be built upon said lot.
2. Any wall of any residence or other outbuildings, including garages but excluding bay windows and steps, erected on said lot shall not be erected nearer than 50 feet from the street line on which said residence faces, nor nearer than 20 feet from the side lines of said lot.
3. Said lot shall be used for residential purposes only.
4. No more than one residence and the outbuildings thereof, such as a garage, shall occupy said lot or any part thereof.
5. Said lot shall not be subdivided or sold or leased in parcels.

6. No placards or advertising signs shall be erected or maintained on said lot or in any building thereon.

7. No fences, hedges, or construction of any kind other than a dwelling, garage and appurtenances, shall be erected or maintained nearer than fifty (50) feet from the street property line to interfere with the view of residents on adjoining lots.

8. No cows, horses, goats, swine, hens or any other animals other than domestic pets shall be kept or maintained on said lots or in any buildings thereon.

9. If any owners of two or more contiguous lots desire to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing restrictions shall be construed as applying to a single lot.

10. The grantor herein does not hold himself responsible for enforcing the foregoing restrictions.

Current real estate taxes are to be prorated between the parties as of the date hereof.

~~joint and several with all rights by descent and all other rights~~

~~with all rights by descent and all other rights~~

Witness my hand and seal this 7th day of March 19 88

Anthony Poulin

RECEIVED KENNEBEC SS.

The State of Maine

Kennebec

ss.

March 7, 19 88

Then personally appeared the above named Anthony Poulin

and acknowledged the foregoing instrument to be his free act and deed,

Before me,

Lester T. Jolovitz  
Justice of the Peace - Attorney at Law - Notary Public

1988 MAR -8 AM 9:00  
REGISTER OF DEEDS